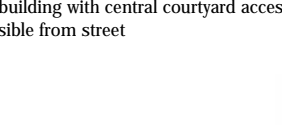


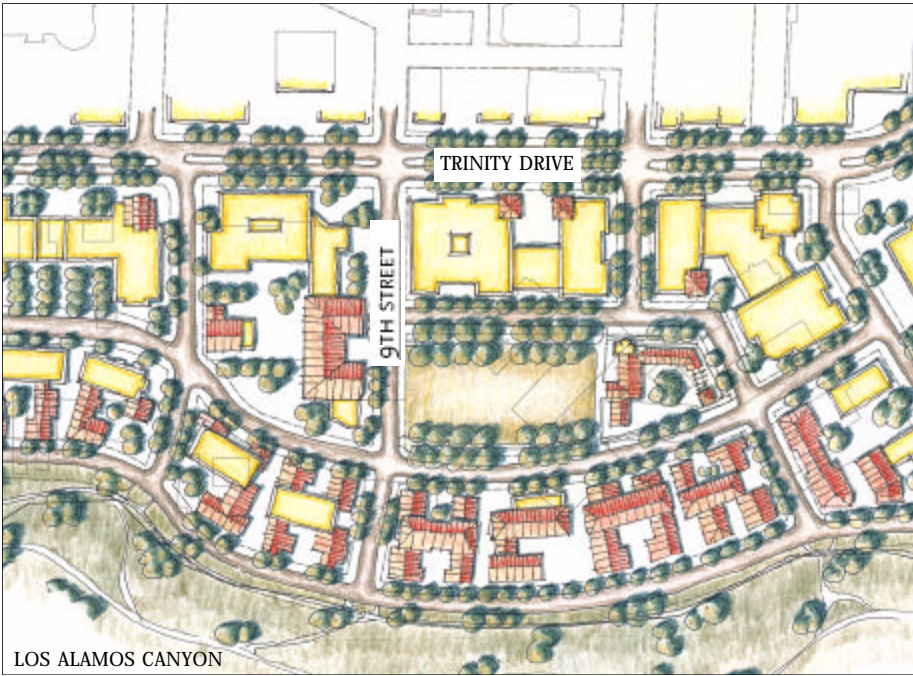


Type CB Courtyard Building		URBAN REGULATIONS
TYPE DESCRIPTION Mixed-use courtyard building with central courtyard accessible from street		PLACEMENT 1 Lot Width: 100'-200' 2 Street Frontage: 80 percent minimum 3 Lot Depth: 150'-200' 4 Building Depth: 120'-180'
		PARKING 1 Part of a park once area (parking provided on-street and in common structures)
AXONOMETRIC	PLAN 	HEIGHT AND PROFILE 1 Height: 1-2 stories
	SECTION	USE 1 Retail, office, residential, hotel
		REGULATING PLAN LOCATION Town Center Neighborhood Center Neighborhood General

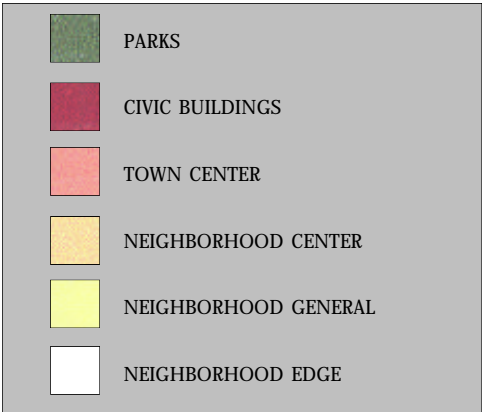


e.



f.

- a. DEVELOPMENT STRATEGY FOR THE SOUTH RIM
- b. CIVIC INFRASTRUCTURE PLAN OF THE SOUTH RIM
- c. REGULATING PLAN OF THE SOUTH RIM
- d. DEVELOPMENT CODE



- e. ILLUSTRATIVE DEVELOPMENT PLAN OF THE SOUTH RIM
- f. ILLUSTRATIVE DEVELOPMENT PERSPECTIVE OF THE SOUTH RIM

B. THE MASTER PLAN

HOW TO USE THIS DOCUMENT

1 : DEVELOPMENT STRATEGIES

The Downtown is defined by a Town Center and a Neighborhood Center. Within the Downtown, four areas have been delineated further based on existing buildings and future projects. For each area, building, open space, landscape and infrastructural projects are defined, individually and in combination. Review these strategies, as they become the basis for the Master Plan, as well a starting point for implementation.

2 : CIVIC INFRASTRUCTURE IMPROVEMENTS

Find the appropriate portions of the Parks and Streetscape Plan, Park Once Plan and the Pedestrian First Street Section that apply to each project. The design of public infrastructure will be regulated and guided by these initiatives. The construction of an overall green network, a right-of way design that balances the needs of pedestrians and cars, and parking accommodations and locations will be the responsibility of the County, with the cooperation of private landowners. Investments by the County will allow private interests to proceed with confidence in proposing projects within a predictable framework of development in Downtown Los Alamos.

3 : REGULATING PLAN

The regulating plan will guide the location and form of development throughout the Downtown. Find the particular parcel of Downtown that you are interested in examining. This plan delineates three categories of intensity of development and their associated standards: Town Center, Neighborhood Center, and Neighborhood General. A Town Center intensity can be understood in the physical terms of a traditional Main Street. A Neighborhood Center intensity is proposed to reflect the appearance of traditional neighborhoods at their core. A Neighborhood General intensity describes the typical character of a traditional neighborhood. Each new private development project will fall into one of these categories.

4 : DEVELOPMENT CODE

Return to the particular parcel of Downtown that you are interested in examining. The regulating plan identifies the designation of your site and its particular code requirements. Look for the uses that are permitted (Use Standards), the rules that apply relative to placement, parking, height & profile (Urban Regulations), and the architectural types that are permitted for the Town Center, Neighborhood Center, and Neighborhood General areas (Architectural Types). You now have a clear and predictable direction on the requirements for developing this particular site. The intention of all these coordinated items of the development code is to simplify regulations relative to existing zoning, to encourage the design of permanent buildings that can accommodate many uses over time, to give individual developers the freedom to create unique buildings while forming a more harmonious overall town form and to encourage a balance between the design of projects and the performance requirements of streets. The regulating plan also identifies areas for Parks and locates potential new Civic Building sites, but these are not governed by the development code.

The remainder of this document contains the following three sections: C. Illustrative Development Potential, D.Implementation, and E. Appendix. These sections should be read to understand how the plan may be completed, what should be the incremental sequence of its completion, and where and how the historical process of growth in Los Alamos may affect its future.